TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101

Prepared by Bradley Swing, AICP, Planner II

SUBJECT: Resolution

DG 5-1-03 Riverstone, 4200 Shotgun Road/Generally located on the east side of Shotgun Road, approximately 700 feet north of Orange

Drive.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON VEHICULAR ACCESS LINE (NVAL) OF THE "RIVERSTONE" PLAT, AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: Petitioner is requesting to amend the NVAL on the "Riverstone" (unrecorded) plat to provide a 50 foot temporary construction access opening with its centerline located approximately 1,923 feet south of the centerline of SW 36 Street. The Riverstone Plat has two existing 50 foot temporary construction access openings; one located at SW 35 Street, north of the entrance to the site and one located south of the entrance at SW 37 Street. This additional temporary construction access opening will serve the southerly portion of the project. Due to the construction of the Roundabout at the entrance to the project at SW 36 Street, this additional access opening is particularly important as it will reduce construction traffic within the entrance and the northerly construction access openings. All temporary construction access openings will be removed within two (2) years.

Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Justification Letter, Temporary Construction Access Location Map, Plat, Future Land Use Map, Subject Site, Zoning and Aerial Map

RESOLUTION

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON VEHICULAR ACCESS LINE (NVAL) OF THE "RIVERSTONE" PLAT, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision plat known as Riverstone was approved by the Town Council of the Town of Davie by Resolution R 2002-285 on November 6, 2002; and

WHEREAS, the owners desire to amend the Non Vehicular Access Line associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed amendment to the Non Vehicular Access Line shown on the Riverstone Plat. The proposed amendment being specifically described on the planning report attached hereto as Exhibit "A".

<u>SECTION 2.</u> This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTE	ED THIS	DAY OF	, 2003.
		MAYOR/O	COUNCILMEMBER
ATTEST:			
TOWN CLERK			
APPROVED THIS	DAY OF	, 200	03.

Application #: DG 5-1-03/Riverstone

Exhibit "A"

Revisions:

Original Report Date: 5/15/2003

TOWN OF DAVIE

Development Services Department Planning & Zoning Division Staff Report and Recommendation

APPLICANT INFORMATION

Owner: Agent/ Council:

Name: GL Homes of Davie Name: Gladys DiGirolamo, Project Mgr.

Association IV, Ltd. Miller Legg & Associates, Inc.

Address: 1401 University Drive **Address:** 1800 Douglas Road, Suite 200

City: Coral Springs, FL 33071 City: Pembroke Pines, FL 33024

Phone: (954) 753-1730 **Phone:** (954) 436-7000

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

<u>Application Request:</u> Petitioner is requesting to amend the Non Vehicular Access Line (NVAL) on the "Riverstone" Plat along Shotgun Road to provide a 50 foot temporary construction access opening with its centerline located approximately 1,923 feet south of the centerline of SW 36 Street.

Affected District: District 4

<u>Address/Location:</u> 4200 Shotgun Road/Generally located on the east side of Shotgun Road, approximately 700 feet north of Orange Drive.

Future Land Use Plan Designation: Residential (1 DU/AC)

Existing Use: Vacant

Existing Zoning: E, Estate

Proposed Use: 308 detached single family units.

<u>Parcel Size:</u> 308.221 acres (13,426,128 square feet)

Surrounding Existing Use:

North: Single Family Residential

South: Vacant Land

East: Boy Scout Camp/Vista View Park

West: Vacant Land

Surrounding Future Land Use Plan Designation:

North: Residential (1 DU/AC)

South: Commercial

East: Recreation & Open Space **West:** Residential (1 DU/AC)

Surrounding Zoning:

North: R-1, Estate Dwelling District South: A-1, Agricultural District

East: RS, Recreation/Open Space District,

CR, Commercial Recreation District

West: A-1, Agricultural District

AG, Agricultural District

ZONING HISTORY

Related Zoning History: This parcel is subject to a 1995 Settlement Agreement commonly referred to as the "Pasadena Imagination Farms" and "ICW" Agreement.

On April 18, 2001, Town Council approved Ordinance No. 2001-22 to rezone the subject site from A-1, Agricultural District to E, Estate District, as stipulated in the 1995 Settlement Agreement.

Previous Requests on Same Property: On November 15, 2000, Town Council approved Resolution R 2000-264 for a boundary plat known as "South Post Plat".

On October 3, 2001, Town Council approved a site development plan for Pasadena Homes at Imagination Farms West permitting the construction of 308 single family homes on 308.315 acres on the east side of Shotgun Road.

On June 5, 2002, Town Council approved a site plan modification to provide enhancements to the entry area for the Riverstone project subject to the provision of traffic calming measures.

On November 6, 2002, Town Council passed Resolution R 2002-285 for a subdivision plat known as "Riverstone".

On March 24, 2003, Town Council passed Resolution R 2003-80 for a for a developers agreement between the Town of Davie, Broward County, and G.L. Homes of Davie Associates IV, LTD. for the installation of required improvements relating to the Riverstone Plat.

APPLICATION DETAILS

Petitioner is requesting to amend the NVAL on the "Riverstone" (unrecorded) plat to provide a 50 foot temporary construction access opening with its centerline located approximately 1,923 feet south of the centerline of SW 36 Street.

Significant Development Review Agency Comments

Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the level of approved development on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.

The Town of Davie Engineering Department has reviewed the subject request and has no objections to the amendment.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

The Broward County Land Development Code requires Delegation Requests for plat revisions.

Comprehensive Plan Considerations

<u>Planning Area:</u> The subject property is within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The proposed plat is in Flexibility Zone 113...

<u>Applicable Goals, Objectives & Policies:</u> The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/Findings of Fact

The proposed amendment is consistent with the existing and proposed use of the subject site. The proposed amendment requests to amend the NVAL by providing a 50 foot temporary construction access opening with its centerline located approximately 1,923 feet south of the centerline of SW 36 Street. The Riverstone Plat has two existing 50 foot temporary construction access openings; one located at SW 35 Street, north of the entrance to the site and one located south of the entrance at SW 37 Street. This additional temporary construction access opening will serve the southerly portion of the project. Due to the construction of the Roundabout at the entrance to the project at SW 36 Street, this additional access opening is particularly important as it will reduce construction traffic within the entrance and the northerly construction access openings. All temporary construction access openings will be removed within two (2) years.

Staff Recommendation

Recommendation: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Exhibits

- 1. Justification letter
- 2. Temporary Construction Access Location Map
- 2. Plat
- 3. Future Land Use Map
- 4. Subject Site, Zoning and Aerial Map

Prepared by:	Reviewed by:
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Corporate Office: 1800 North Douglas Road - Suite 200 - Pembroke Pines, FL 33024-3260 (954) 436-7000 - Fax: (954) 436-8664 - www.millerlegg.com

May 7, 2003

Mr. Brad Swing Town of Davie 6591 Orange Drive Davie FL 33314-3399

Riverstone Delegation Request Justification

MLA Project No. 244101

Dear Brad:

Enclosed is our application for a Delegation Request to amend the Non-Vehicular Access Line along the west plat limits of "Riverstone" plat adjacent to Shotgun Road.

The owner/developer is requesting a 50' Temporary Construction Access opening to be located 1,923 feet south of the centerline of S.W. 36th Street. This additional construction access opening will serve the southerly portion of the project. Due to construction of the round about within the entrance of the project, this access opening is particularly important as it will eliminate additional construction traffic within the entrance and northerly construction access openings.

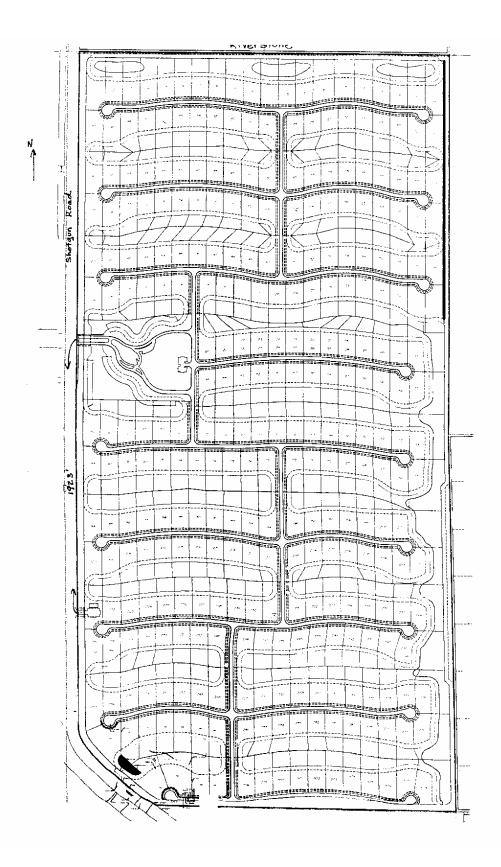
Thank you for your considerations in this matter. Should you have questions or require additional information, please call me at (954) 436-7000.

Our Fordey For

Gladys DiGirolamo Project Manager

GD/tf

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